

**GERMAN VILLAGE COMMISSION
MINUTES**

July 1, 2014

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Commissioners Present: Terrence O'Donnell, James Panzer, Ned Thiell, Brett Leukart, Mark Ours

Commissioners Absent: Lisa Case, Charissa Wang-Durst

City Staff Present: Cristin Moody

German Village Society Staff Present: Sarah Marsom

- I. CALL TO ORDER – 4:00 p.m.
- II. NEXT MONTHLY BUSINESS MEETING – 12:00 PM (NOON), July 29, 2014.
50 WEST GAY STREET (BEACON BUILDING)
- III. NEXT COMMISSION HEARING – TUESDAY, August 5, 2014.
- IV. APPROVAL OF REGULAR MEETING MINUTES, Tuesday, June 3, 2014.
MOTION: Thiell/Ours (4-0-0) APPROVED.
APPROVAL OF THE SPECIAL MEETING MINUTES, Thursday, June 12, 2014.
MOTION: Thiell/Ours (4-0-0) APPROVED.
- V. STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approval items above as listed, and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Thiell/Ours (4-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 14-5-43

275 East Beck Street

Dean A. Wenz (Applicant)

Branko & Janey Pfeiffer (Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-5-43, 275 East Beck Street, as amended, with all clarifications noted:

New Fence and Gate

- Install wrought iron fence and gate in the rear yard, adjacent to the garage, per submitted site plan.
- The height of the new fence and gate is to be no taller than the historic wrought iron fencing in the front side yard; design to be per submitted drawing.
- Conditional approval pending receipt of amended drawing showing the height in the Historic Preservation Office

MOTION: Ours/Thiell (4-0-0) APPROVED.

2. **14-5-40b**

255 Lear Street

Zachary Foreman (Applicant/Owner)

This application has been withdrawn by the applicant.

3. **14-6-23a & c**

173 East Sycamore Street

Jeff Buoni (Applicant)

Gwyn Londeree (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

14-6-23a

Replace Windows

Proposed work has been revised by the applicant; moved to staff approval.

14-6-23c

Approve Application #14-6-23c, 173 East Sycamore Street, as submitted:

Install Fireplace Vent

- Install gas fireplace vent through wall on west elevation, per submitted plans and specifications.

MOTION: Ours/Thiell (0-4-0) DENIED.

Reasons for Denial:

Columbus City Code 3116.11:

- (2) The distinguishing characteristics of the property shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible.
- (9) Contemporary design for alteration to a property shall not be discouraged when such alteration does not destroy significant, historical, architectural, or cultural material and its design is compatible with the size, scale, color, material, and character of the property, its environment and surrounding contributing properties.
- (11) Exterior cladding of a structure shall be consistent with the original materials used on the property.
- (12) In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the District or Listed Property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the architectural feature involved and its relation to the architectural features of other contributing properties in the immediate neighborhood.

4. **14-6-24**

615 South Fifth Street

Daniel Lim (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Divide Application #14-6-24 into item 'a' for the steps, porch, door and transom, lean to, front and side yard landscaping, and item 'b' for the rear shed demolition and parking pad.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

14-6-24a

Approve Application #14-6-24a, 615 South Fifth Street, as submitted, with all clarifications noted:

Replace Steps

- Remove deteriorated wood steps at front and side entrances.
- Replace with new limestone steps. A detailed section drawing of the steps is to be submitted to the Historic Preservation Office staff for final review and approval prior to installation of the new steps.

Remove Awnings

- Remove non-original, non-contributing aluminum rear awnings.
- Remove deteriorated, dangerous, non-original side roof overhang.

Replace Doors and Transoms

- Replace front and side doors with new all wood four panel doors.

- Replace deteriorated transom windows with new wood transom windows to fit in the existing openings exactly.
- A revised and updated cut sheet is to be submitted to the Historic Preservation Office staff prior to installation.

Landscaping

- Remove existing plantings and deteriorated concrete patio from front and side yards.
- Replace with new plantings and brick paver patio in the same location as the existing concrete patio, per submitted landscape plan.

MOTION: Ours/O'Donnell (4-0-1) APPROVED [Thiell].

14-6-24b

Continue Application #14-6-24b, 615 South Fifth Street, and place on the August 5, 2014 meeting agenda to allow the applicant time to submit a written statement and modify the site plan.

Remove Shed

- Remove deteriorated shed structure in rear yard.
- Install brick paver parking pad for three cars in its place.

New Parking Pad

- Remove deteriorated shed structure in rear yard.
- Install brick paver parking pad for three cars in the rear yard, per submitted site plan.

MOTION: Ours/O'Donnell (4-0-1) CONTINUED [Thiell].

5. 14-6-27a

734 Jaeger Street

Nathan Sampson (Applicant)

Nicholas Lacaille (Owner)

This application has been withdrawn by the applicant.

6. 14-6-30

610 Mohawk Street

Emma Turndrup (Applicant/Owner)

This application has been withdrawn by the applicant.

NEW APPLICATIONS

7. 14-7-18

703-705 Macon Alley

Tania Ulloa-Malave (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application #14-7-18, 703-705 Macon Alley, and place on the August 5, 2014 meeting agenda to allow time for revisions to the proposal.

New Addition

- Construct new 574 sq. ft. frame addition on the rear of the existing brick double, per submitted plans and specifications.
- Addition is to have an asphalt shingle roof from the Approved Shingles List; wood lap siding and split-faced concrete foundation.
- Windows and doors are to be all wood units. Window and door specifications are to be submitted to the Historic Preservation Office prior to issuance of the Certificate of Appropriateness.

Replace Parking Pad

- Remove existing concrete parking pad in rear yard.
- Replace with new, two car, brick paver parking pad with grass strips, per submitted site plan.

New Side Entrance

- Replace existing window on the south elevation with new wood door and transom window in the same opening; existing stone lintel to remain in place; reuse existing sill for new doorway.
- Install new concrete stoop with a wrought iron railing, per submitted plans.

MOTION: Thiell/Leukart (5-0-0) CONTINUED.

8. 14-7-19

708 City Park Avenue

Robert Furbee (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-19, 708 City Park Avenue, as submitted:

Replace Gutters

- Remove deteriorated and damaged half round gutters.
- Prime and finish coat all wood fascia prior to the installation of all new gutters; color to match the existing trim color.
- Install new five inch (5") k-style gutters with a gutter guard, per submitted specifications. Finish color of new gutters is to match the existing trim color.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

MOTION: Ours/Thiell (0-5-0) DENIED.

Reasons for Denial:

German Village Guidelines for "Roofs, Gutters, and Downspouts" (page 50-54), and

Columbus City Code 3116.11 (12): In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the District or Listed Property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the architectural feature involved and its relation to the architectural features of other contributing properties in the immediate neighborhood.

9. 14-7-12b

188 East Kossuth Street

Diane Alecusan & Matthew Leasure (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-12b, 188 East Kossuth Street, as amended, with all clarifications noted:

Replace Light Fixtures

- Remove two non-original (2) light fixtures on both sides of front entrance and one (1) light fixture next to the rear entrance.
- Replace with one (1) new Eurofase "Retto" light fixture to the left of the front door, per submitted specifications.

Install Flagpole

- Install new, six foot (6') black powder-coated, stainless steel flag pole next to the front door, per submitted drawing and specifications.

Relocate Mailbox

- Relocate existing black metal mailbox from rear porch to the front entrance, per submitted photo.

Replace Address Numbers

- Remove existing house numbers on the front door and replace with new numbers attached to the brick on the front of the house, per submitted photograph and specifications.

Replace Gutters

- Remove the existing, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.

- Install new, unpainted Galvalume, k style, metal gutters and new unpainted Galvalume, metal down spouts of the appropriate dimension.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Modify Rear Porch

- Wrap existing four inch (4") square porch columns on rear porch with new wood to create a six and a half inch (6½"), smooth, square column painted a solid color.
- Remove existing 1x8 wood fascia and replace with 1x10 and 1x8 stacked fascia, and install new capital detail on porch posts.
- Install new wood beadboard ceiling above porch to be painted white.

MOTION: Ours/Thiell (5-0-0) APPROVED.

10. 14-7-8

807 City Park Avenue

David Taylor (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-8, 807 City Park Avenue, as amended, with all clarifications noted:

Install Shutters

- Install new louvered wood shutters on six windows on the house, per submitted specifications.
- New shutters are to be painted to match the trim on the house.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house and garage, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools and prime all new and bare wood surfaces on the house and garage with the appropriate exterior primer according to manufacturer's specifications.
- Glaze and caulk as necessary.
- Paint all wood and previously painted brick and stone lintels and sills on the house with appropriate exterior paint.
- Paint colors for finish coat are to be Sherwin Williams "Connected Gray" (SW 6165) for the body and "Nonchalant White" (SW 6161) for the trim.

MOTION: Thiell/Ours (5-0-0) APPROVED.

11. 14-7-14b

1156 Jaeger Street

David Johnston & Christiane Buuck (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-14b, 1156 Jaeger Street, as amended, with all clarifications noted:

Replace Windows

- Replace two (2) deteriorated, 1-over-1, wood windows in the third story attic, west elevation, with new Jeld-wen, all wood, 1-over-1 windows of appropriate dimension and profile and sized exactly to fit the original openings.

Replace Gable Siding

- Replace wood lap siding in gables on all four elevations.
- Replace two-patterned siding on west and south gables with new wood lap siding to match the existing pattern of wavy and straight boards.
- Replace tongue and groove siding on north and east gables with new straight wood lap siding.

- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint color for finish coat is to match existing; or if new color is chosen, a paint chip is to be submitted to the Historic Preservation Office.

MOTION: Ours/Thiell (5-0-0) APPROVED.

12. 14-7-20

578 South Sixth Street

Juliet Bullock (Applicant)

Patricia & Michael Powers (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-20, 578 South Sixth Street, as submitted, with all clarifications note:

Addition

- Remove non-original wood infill on northeast corner of the house.
- Construct one story frame addition in the same location, enclosing existing covered porch, per submitted plans and specifications.
- Addition is to have wood lap siding and wood trim and a _____ foundation.

Replace Garage Door

- Remove non-original overhead garage door in center bay and replace with custom outswing wood doors. Style of the new doors to be determined by the owner.

MOTION: Thiell/O'Donnell (4-1-0) APPROVED [Ours].

13. 14-7-21

799 South Third Street

William Hugus Architects, Ltd. (Applicant)

Jon Knitter (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Covert Application #14-7-21, 799 South Third Street to Conceptual Review:

MOTION: Thiell/O'Donnell (5-0-0) APPROVED.

Demolition

- Remove non-original, extremely deteriorated, one story shed roof section of the house on the rear, the exterior stairs and the shed in rear yard.

Landscaping

- Remove deteriorated wood fence from side yard and remove dead tree in front yard.

NO ACTION TAKEN.

14. 14-7-17b

135 East Kossuth Street

William Hugus Architects, Ltd. (Applicant)

Shawn Sigafos (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-17b, 135 East Kossuth Street, as amended, with all clarifications noted:

New Garage

- Construct new 296 sq. ft., detached, frame garage, per submitted plans and specifications.
- Garage is to have asphalt shingle roof from the Approved Shingle List with shingle cap; half round gutters, four inch (4") Hardie Plank lap siding and wood trim, and a concrete block foundation.
- Garage door is to be a flat panel, overhead, wood door with applied trim; service door is to be a three panel wood door.

Restore Front Porch

- Remove non-original walls enclosing portion of front porch to restore full width porch.

- Rebuild porch columns, trim and railing to match original, uncovered column and rail on the east end of the porch.
- Remove and dispose of all existing flooring; pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Install [] 1" x 3" or [] 1" x 6" tongue and groove, yellow pine, porch decking.
- Blind nail with galvanized finish nails only.
- Allow a 1 1/2" minimum to 2 1/2" maximum flooring overhang on all outside edges.
- Install exterior grade, quarter-round molding to band board fascia, tight against all flooring overhang.
- Prime on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat with same porch floor enamel according to manufacturer's specifications for finish coat.
- Paint color chip to be submitted to Historic Preservation Office staff for final review and approval.

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Rear Addition

- Construct new second story, rear addition above previous rear addition, per submitted plans and specifications.
- Addition is to have asphalt shingle roof, to match main house, wood drop siding and wood trim.
- Windows on the addition are to be Lincoln, 1-over-1, double hung wood windows.

Install New Windows and Doors

- Replace existing windows and doors on existing one story rear addition with new Lincoln wood units in configurations as shown on submitted drawings.
- Remove non-original, non-contributing greenhouse window on the east elevation, enclose opening and side over with new wood siding to match existing.
- Replace gable window on north elevation with new three light window to fit in the existing opening exactly.
- Install three doors on the front porch (north elevation), per submitted drawing.

Replace Front Door

- Remove deteriorated front door and replace with new, two panel wood door with windows, per submitted drawing.
- New door to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

15. 14-7-22

54 East Whittier Street

Bryan Gillum (Applicant)

Brand G Partners, Ltd. (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-22, 54 East Whittier Street, as submitted, with all clarifications noted:

Landscaping

- Replace concrete walk and patio in rear yard with new paver patio, per submitted specifications and landscape plan.
- Install new plantings and shrubbery and water feature, per landscape plan.
- Replace existing, deteriorated wood privacy fencing with new wood privacy fence in the same location.

MOTION: O'Donnell/Leukart (5-0-0) APPROVED.

16. 14-7-23

569 South Sixth Street

Elden J. Hopple (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-23, 569 South Sixth Street, as submitted, with all clarifications noted:

Replace Front Door

- Remove existing, deteriorated front door; replace with new custom made, three quarter light, wood door with simple details.
- New door is to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

Landscaping

- Remove existing mulch in front yard and replace with stones on a weed barrier.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

17. 14-7-24

804 Jaeger Street

Russell Blanks (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-24, 804 Jaeger Street, as submitted, with all clarifications noted:

Replace Porch Rail

- Replace deteriorated, non-original, wrought iron porch rail and columns with new wood railing and columns, per submitted drawing and specifications. Posts are to be centered on the existing beam.
- New wood columns and railings are to be primed and painted; finish color is to match existing color scheme on the house, or if new colors are chosen, color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

18. 14-7-25

702 South Sixth Street

Urban Order Architecture (Applicant)

Mary & Glenn Evans (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application #14-7-25, 702 South Sixth Street, and place on the August 5, 2014 meeting agenda.

Modify Addition

- Replace windows and door on first story of the atrium with two, 1-over-1, double hung windows with panels below, and one full light door with a transom window, per submitted plans.
- Remove non-original stained glass window and replace with new windows to align with existing windows.
- Window and door specifications are to be submitted to the Historic Preservation Office prior to installation.

Enclose Porch

- Enclose a portion of the rear porch, per submitted elevations.
- New enclosure to have wood lap siding, one new, 1-over-1, double hung window and a full light door with a transom window.

MOTION: Ours/O'Donnell (5-0-0) CONTINUED.

CONCEPTUAL REVIEW

19. 14-7-26

566 South Fourth Street

Christopher Paul (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, Commissioners offered the following comments:

Commissioner Comments

- Expressed concern about the shed dormer on the east side, whether it will meet building and zoning codes; if it needs to be modified to meet code, it will still need to have appropriate details so it does not look truncated. The Commission is increasingly sensitive to how houses read to the neighbors.
- Suggested examining the proposed garage roof pitch and peak height. While the overall height of the garage is not as much of an issue for some Commissioners due to the distance from the cottage, the massing is a concern. It should not be heavier than, nor draw attention from, the historic cottage. Consider reducing the width of the dormers on the west side as well as the eave and fascia size.
- The arched top on the garage doors can be removed.
- The code issues need to be resolved before the design can be approved.

Conceptual Review

- Construct addition above existing non-original garage, with two gable dormers on the west elevation and a shed dormer on the east elevation; add to footprint of garage on the north side.
- Add chimney on garage roof, similar to chimney on historic cottage
- Replace garage doors.
- Construct a roof terrace above existing non-original connector.
- Modify original covered porch.
- Variances will be required.

NO ACTION TAKEN.

20. 14-7-27

251 Jackson Street

Amy Laurhass, Lauerhass Architecture (Applicant) Richard Russo (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, Commissioners offered the following comments:

Commissioner Comments

- The modification of the existing dormer to a cross gable would be an improvement. But the proposed new shed dormer on the front portion of the roof would be very visible from the street and alter the roofline too much.
- A second dormer on the rear portion of the opposite roof slope may work if it can meet building and zoning codes, or obtain a variance.
- The new dormers will need to be disengaged from the main ridge and walls of the existing structure.

Conceptual Review

- Modify existing dormer on west elevation to add a gable and expand shed dormer on both sides.
- Replace doors and windows on rear and replace front door.

NO ACTION TAKEN.

STAFF RECOMMENDATIONS

21. 14-7-28

673 Mohawk Street

Corna Kokosing Construction Co. (Applicant)

Mohawk Village Properties, LLC (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-28, 673 Mohawk Street, as amended, with all clarifications noted:

Driveway

- Amend previously approved COA#13-12-12b to change access easement driveway on the south side of the property to exposed aggregate concrete with granite cobble banding and curb. A revised plan showing additional banding on the driveway is to be submitted to the Historic Preservation Office staff for final review and approval. The revised site plan is to show the width of the paved area as well as any other details shown as they were previously approved.
- Amend the previously approved eight foot high (8' h) brick wall along the west property line to an eight foot high (8' h) black aluminum fence and an eight foot high (8' h) wood privacy fence, per submitted plans and specifications.

MOTION: Thiell/Ours (5-0-0) APPROVED.

22. 14-7-4b

838 City Park Avenue

Jim Moll (Applicant/Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-4b, 838 City Park Avenue, as submitted, with all clarifications noted:

Landscaping

- Remove two feet, eight inches (2'8") of concrete sidewalk in front of the property, from the existing fence to the property line.
- Replace with planting beds; plant flowers.

MOTION: Ours/O'Donnell (4-1-0) APPROVED [Thiell].

23. 14-7-29

604 South Third Street

Will Lehnert, Outdoor Space Design (Applicant)

David Muller & Laurie Arsenault (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-29, 604 South Third Street, as submitted, with all clarifications noted:

Landscaping

- Replace deteriorated concrete retaining wall with new, two foot, six inch high (2' 6" h) Ottawa Buff limestone retaining wall along with new Indiana limestone steps next to driveway and garage, per submitted site plan and specifications.
- Install new six foot high (6' h) wood gate and post on the east side of the garage, to match existing fence.
- Install new plantings, per submitted landscape plan.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

24. 14-7-30

255-293 Lear Street

Tammy Thompson (Applicant)

Waldheim Condo Association (Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-30, 255-293 Lear Street, as submitted:

Tree Removal

- To insure public safety and avoid further damage to the property remove two (2) deteriorated trees in the courtyard that are oversized for the location.
- Removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.

- Remove the stump below grade to prevent new growth; haul away all debris.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

25. 14-7-31

635 Mohawk Street

Tim Morbitzer (Applicant/Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-31, 635 Mohawk Street, as submitted:

Replace Light Fixture

- Remove existing electric light fixture mounted to the right of the front entrance.
- Replace with a new, eighteen inch high (18" h), wall-mounted gas light in the same location, per submitted specifications.

MOTION: Thiel/O'Donnell (4-0-1) APPROVED.

26. 14-7-32

117-121 East Livingston Avenue

Abe Bahgat (Applicant/Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-7-32, 117-121 East Livingston Avenue, as submitted, with all clarifications noted:

Gutter and Downspout Repair

- Repair and reline existing box gutters to correct previous, inappropriate repairs and redirect water into existing downspouts.
- Relocate two existing downspouts, one on south elevation and one on southeast corner, to direct runoff into existing landscaping and away from existing paved surfaces.

MOTION: Ours/O'Donnell (5-0-0) APPROVED.

27. 14-7-33

40 Stewart Avenue

Hardlines Design Company (Applicant)

Columbus City Schools (Owner)

Following the staff report, ensuing discussion, and review, Commissioners made the following comments:

Commissioner Comments:

- The Commissioners understand that the previously existing door and transom were removed and are missing, but the replacement does not match the door and transom that was there previously. The new aluminum store front door, transom and panel have less detail. The previous, while not original, had more was more sensitive to the adjacent architecture. The new door and transom are very flat, very contemporary compared to what was there and the hardware may be an issue.
- Commissioners would like the applicant to come to the next meeting to clarify the door, transom and panel replacement as well as other things that have been noted that are different on the building than what were approved. Need someone to come and talk about the project, and what is being done.

Following the discussion, a motion was made, vote taken, and results recorded as indicated.

Continue Application #14-7-33, 40 Stewart Avenue, and place on the August 5, 2014 meeting agenda.

Replace Door Panel

- Amend previously approved COA for replacing the non-original double doors and transom on east elevation with new aluminum, divided light doors and transom to include a new aluminum panel between the door and window, as per submitted drawing.
- Panel is to be aluminum frame with a solid insulated panel; color is to match the patina green color approved for the door frame.
- Sign reading "Stewart School" in bronze letters is to be mounted on the panel, to match previously existing sign.

MOTION: Ours/Leukart (4-0-1) CONTINUED [Thiell].

STAFF APPROVALS

(The following applicants do not need to attend the hearing)

- **14-7-1**

118 East Beck Street

Transform Construction (Applicant)

Echo Invest (Owner)

Approve Application #14-7-1, 118 East Beck Street, as submitted with all clarifications noted:

Replace Fence

- Amend previously approved COA#14-5-35a for repair of a deteriorated, historic wrought iron fence along the front property line, to instead replace fence with new wrought iron fence from Fortin Iron Works to match the existing in all dimensions, style and detail exactly.
- The new fence is to be installed in the same location as the existing fence.

- **14-7-2**

135-137 East Kossuth Street

William Hugus Architects, Ltd. (Applicant)

Shawn Sigafos (Owner)

Approve Application #14-7-2, 135-137 East Kossuth Street, as submitted with all clarifications noted:

Remove Non-Contributing Aluminum Siding and Trim

- Remove all non-original, non-contributing aluminum siding from the house and dispose of in accordance with Columbus City Code.
- Following the removal of the aluminum siding on the house, repair and/or replace all deteriorated, damaged, and missing underlying original wood siding, as necessary. All new wood siding to match the dimension, style, and profile of the original wood siding exactly; like-for-like.
- All exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the aluminum siding and any/all non-original trim repair patches.
- Prepare all exterior, wooden surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval in consultation with the German Village Commission.

- **14-7-3**

185 East Livingston Avenue

William Hugus Architects, Ltd. (Applicant)

Randy Corbin, et al. (Owner)

Approve Application #14-7-3, 185 East Livingston Avenue, as submitted with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint colors for finish coat are to be Sherwin Williams "Cyberspace" (SW 7076) for the trim and "Tricorn Black" (SW 6258) for the doors and window sashes.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **14-7-4a**

838 City Park Avenue

Jim Moll (Applicant/Owner)

Approve Application #14-7-4a, 838 City Park Avenue, as submitted with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint colors for finish coat are to be Valspar "Solara Ray" (CI 161) for the body, "Shore" (EB12-3) for the trim and gutters, and "Midnight Bayou" (CI 15) for the front door.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Repair Porch Flooring

- Remove all damaged and deteriorated flooring; pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Replace with new, tongue and groove, yellow pine, porch flooring of same dimensions as existing.
- Match existing flooring overhang. If applicable, match all damaged and deteriorated barge molding with new material of same dimension and profile.
- Blind nail with galvanized finish nails only.
- Prime new flooring on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color is to be Valspar "Slate Stone"

Remove Conduit

- Remove obsolete electrical conduit from exterior wall. Repair/replace wood shingle siding, as needed.

- **14-7-5**

652 Mohawk Street

Susan Sutherland (Applicant/Owner)

Approve Application #14-7-5, 652 Mohawk Street, as submitted with all clarifications noted:

Rear Patio

- Remove deteriorated, non-original concrete stoop at rear entrance, and dispose of all debris in accordance with Columbus City Code.
- Replace with new poured concrete stoop, in the exact same location and of the exact same in dimensions, design and detail to match existing.
- Install new sixteen by twenty foot (16' x 20') brick patio in rear yard, per submitted site plan and specifications.
- Brick pavers are to be Beldon "Belcrest" and are to be dry laid on sand.
- All work to be in accordance with industry standards and all applicable City Building Codes.

• **14-7-6**

739-741 Mohawk Street

David Shroyer (Applicant/Owner)

Approve Application #14-7-6, 739-741 Mohawk Street, as submitted with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

Install New Rubber Roof

- Remove any/all deteriorated rubber membrane roofing on the rear flat roof portion of the house, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

• **14-7-7**

275 East Beck Street

Dan Dawson, Benchmark Roofing (Applicant)

Branko Pfeiffer (Owner)

Approve Application #14-7-7, 275 East Beck Street, as submitted with all clarifications noted:

Install New Rubber Roof

- Remove any/all deteriorated rubber membrane roofing on the upper middle flat roof portion of the house, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.

- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

• **14-7-9**

306 East Beck Street

Stephanie A. Connor (Applicant/Owner)

Approve Application #14-7-9, 306 East Beck Street, as submitted with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Tamko

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

• **14-7-10**

311 Berger Alley

Stephanie A. Connor (Applicant/Owner)

Approve Application #14-7-10, 311 Berger Alley, as submitted with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.

- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Tamko

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

[Leukart]

- **14-7-11**

601 City Park Avenue

Jeffrey Graham (Applicant/Owner)

Approve Application #14-7-11, 601 City Park Avenue, as submitted with all clarifications noted:

Repair/Replace Wood Siding

- Repair/replace all board and batten wood siding and trim on the rear frame section of the house as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.
- Finish color is to be Sherwin Williams "Peppercorn" (SW 7674).

- **14-7-12a**

188 East Kossuth Street

Diane Alecusan & Matthew Leasure (Applicant/Owner)

Approve Application #14-7-12a, 188 East Kossuth Street, as submitted with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint colors for finish coat are to be Sherwin Williams "Gauntlet Gray" (SW 7019) and "Tricorn Black" (SW 6258) for trim as noted and front door, and "Dorian Gray" (SW 7017) for wood siding in gable and aluminum siding.

- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Install New Half-Round Gutters

- Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts.
- Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color of gutters is to match the existing trim color; finish color of downspouts is to match adjacent wall color as closely as possible.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Install New Storm Door

- Install a new, Anderson full light, aluminum storm door on the front entrance.
- Replace existing storm door on rear entrance with new, Anderson, full light, aluminum storm door.
- Storm door color to match the primary trim color as closely as possible: "Gauntlet Gray" (SW 7018).

• **14-7-13**

43 East Sycamore Street

Frank Ginetti (Applicant/Owner)

Approve Application #14-7-13, 43 East Sycamore Street, as submitted with all clarifications noted:

Install New Storm Door

- Install a new, full light, aluminum storm door on the front entrance.
- Storm door color to match the primary trim color as closely as possible.

Install New Storm Windows

- Remove all damaged and deteriorated storm windows on the house.
- Replace with new, low profile, triple track metal storm windows.
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.
- All work to be in accordance with the performance manual.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint color for finish coat is to be "Rustic Bronze" per submitted color chip.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Repair Masonry Retaining Wall and Tuck Point

- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Check all mortar joints on all elevations for soundness. Remove all deteriorated, non-original, and inappropriate mortar with the appropriate hand tools to a depth of no less than one inch (1"). All intact, sound original mortar to remain in place.
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

- **14-7-14a**

1156 Jaeger Street

David Johnston & Christiane Buuck (Applicant/Owner)

Approve Application #14-7-14a, 1156 Jaeger Street, as submitted with all clarifications noted:

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint color for finish coat is to match existing.

Replace Non-Original Windows

- Replace three (3) non-original, non-contributing windows on the north, south and east gables with new, Jeld-wen, all wood, double hung, 1-over-1 windows of appropriate dimension and profile and to fit the original openings exactly. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

- **14-7-15**

739 South Third Street

Angela Harris, Max & Erma's (Applicant)

American Blue Ribbon Holdings (Owner)

Approve Application #14-7-15, 739 South Third Street, as submitted with all clarifications noted:

Refinish Kiosk

- Repaint existing trashcan kiosk in sidewalk in front of the property; color is to match the existing color.
- Replace cork on bulletin boards with new cork of the same dimensions and in the same location.

- **14-7-16**

274 East Columbus Street

Benjamin Niswander (Applicant)

Cynthia French (Owner)

Approve Application #14-7-16, 274 East Columbus Street, as submitted with all clarifications noted:

Remove Non-Contributing Aluminum Siding and Trim

- **Note: No exterior alterations are to be made to any existing exterior openings until new evidence is revealed that the original door and window openings were in a different location prior to the residing of the structure with the existing non-contributing siding.**
- Remove all non-original, non-contributing aluminum siding from the house and dispose of in accordance with Columbus City Code.
- Following the removal of the aluminum siding on the house, repair and/or replace all deteriorated, damaged, and missing original wood siding, as necessary. All new wood siding to match the dimension, style, and profile of the original wood siding exactly; like-for-like.
- All exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the aluminum siding and any/all non-original trim repair patches.
- Prepare all exterior, wooden surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval in consultation with the German Village Commission.

- **14-7-17a**

135 East Kossuth Street

William Hugus Architects, Ltd. (Applicant)

Shawn Sigafos (Owner)

Approve Application #14-7-17a, 135 East Kossuth Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed

Carriage House (dimensional)

[] Stonegate Gray

[] GAF

Slateline (dimensional)

[] English Gray Slate

[] Weathered Slate

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

[] GAF

Royal Sovereign (standard 3-tab)

[] Nickel Gray

[] Owens Corning

(standard 3-tab)

[] Estate Gray

[] Tamko

(standard 3-tab)

[] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT – 8:31 pm – MOTION: Ours/O'Donnell (5-0-0) ADJORNED.